



Department of Planning, Housing, & Community Development

Mayor, Matthew T. Ryan
Director, Tarik Abdelazim

Date: 20 February 2013
To: Commission on Architecture & Urban Design Members
Subject: **37 Court Street – Signage**
Tax ID: 160.40-2-16
Case: CAUD 2013-05
Copies: G. Tedino; Z. Chastain; B. Giordano; file

A. Review Requested

On 6 February 2013, Zac Chastain and Ben Giordano, the tenants, submitted a sign application for the property located at 37 Court Street. The building is located in the Court Street Local and National Register Historic District, and all exterior modifications, including signage, must be reviewed and approved by the Commission on Architecture and Urban Design (CAUD).

B. Proposal

The Applicant had previously applied and received approval for a window sign at this location; they had withdrawn the application for the awning sign at that time. The Applicant is now proposing the installation of a new awning sign. The sign is the business's name and logo on a black awning fabric.

The proposed awning sign is larger than what is allowed by the Zoning Code; the Applicant will need to obtain an area variance from the Zoning Board of Appeals. The Applicant has submitted an application for the area variance; the case scheduled to be heard at the 5 March 2013 Zoning Board of Appeals meeting agenda.

C. Permitted Sign Regulations

37 Court Street is located in the C-2, Downtown Commercial District and the following regulations apply:

Permitted

- All structural types
- 2 sign per frontage per activity
 - Awning sign
 - Max. size 16 inches by 6 feet
- Illumination permitted

Proposed

Wall Sign
1 sign proposed (total of 2)

3 feet by 10 feet
no illumination proposed

D. Staff Findings

Per the City of Binghamton Historic Design Guidelines, awning signs are considered appropriate for the Historic District.

The proposed awning sign is not in conformance with the City of Binghamton Zoning Code; however, the proposed sign is of an appropriate size for the size of the awning. The use of a black awning fabric is appropriate for the character of the building, and works well with the proposed signage.

The proposed awning sign requires review by the Zoning Board of Appeals; as the property is located in the Court Street Historic District, it is appropriate for the Commission to issue a recommendation to the Zoning Board of Appeals on the appropriateness of granting the necessary variance.

E. Photographs



Proposed awning sign